Do not scale off this drawing – All dimensions and setting out to be verified on site. If in doubt contact the originator for clarification.

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In the event of any discrepancy being found, these should be brought to the attention of the Architect for further instruction. If in doubt ask!
The proposed layouts are subject to the following, although not exhaustive;

1. Discussions with Local Planning Authority
2. Further client design development
3. Structural Engineer Requirements.
4. Mechanical and Electrical Engineers Requirements.
5. Drainage Engineer Requirement.
6. Landscape Architect Requirements.
7. Highway Engineer Requirements.
8. Local Authority Planning/Conservation/Highways/ Building Control dept. and Fire Officer vetting notes and Approvals and agreements.
9. Approvals and agreements of all statutory authorities and undertakers necessary for all supplies, way leaves and diversions.

NORTH

PARKSIDE CRESCENT

PARK ROAD
B1356

TURNING HEAD

PARKING COURT

APPROXIMATE POSITION OF FUTURE BOUNDARY FENCE TO 1 PARKSIDE CRESCENT

EXISTING FOUL WATER MANHOLE

EXISTING GARAGE RECENTLY DEMOLISHED

EXISTING IDB SURFACE WATER MANHOLE

Site Boundary

1100mm New High Wire Mesh fence to match existing

Existing 1100mm High Wire Mesh Fence

1800mm High Timber Close Boarded Fence Type A

1800mm High Timber Close Boarded Fence Type B

900mm High Black Metal Hoop Top Fencing Type D

PLOT 01 2B4P
PLOT 02 2B4P
PLOT 03 2B4P
PLOT 04 2B4P
PLOT 05 2B4P
PLOT 06 2B4P
PLOT 07 2B4P
PLOT 08 2B4P
PLOT 09 2B4P
PLOT 10 2B4P

+FFL 3.750
+FFL 4.230
+FFL 4.250
+FFL 4.270

EXTERNAL LIGHTING MOUNTED ON REAR FACADE

HARDSTANDING AS BIN COLLECTION POINT

Proposed line of adopted surface

EXISTING TREE REMOVED

NEW TREE

GRASSED AREA

GRASS AREA

TARMAC

CONCRETE

BUSHES

WALL

EXISTING LAMP POST

LAMP POST

RELOCATE EXISTING 5M HIGH LIGHTING COLUMN. TO BE AGREED WITH NETWORK RAIL.

POSITION OF NEW 6M HIGH LED LIGHTING COLUMN. TO BE AGREED WITH NETWORK RAIL.

Approximate Location of Existing Trees to Site Boundary

BRITANNIA GARDENS

Rev	Revision note	Date	Drawn by
E	Adjustments to paths at the front of plot 4 & 900mm fenced added around parking court	11.02.2018	PC
D	Additional adjoining lighting column position added, ex. lighting column relocated.	30.01.2017	PC
C	Dimensions Added	13.12.2016	PC
B	Footbridge Amended	09.12.2016	PC
A	general amendments	02.12.16	JW

RESIDENTAL DEVELOPMENT
PARKSIDE CRESCENT SPADLING
FOR WELLAND HOMES

Drawn by	Checked	Date	Scale
PC		AUG. 16	1:200@A2
PROPOSED SITE LAYOUT		Dwg No J1620 (08) 03	Rev E

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